



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711
(608-270-4200)

LAND DIVISION APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

1. **Type of Action Requested:**
- ☒ Certified Survey Map Approval
 - ☐ Preliminary Plat Approval
 - ☐ Final Plat Approval
 - ☐ Replat
 - ☐ Comprehensive Development Plan Approval

2. **Proposed Land Use** (Check all that Apply):

- ☐ Single Family Residential
- ☐ Two-Family Residential
- ☐ Multi-Family Residential
- ☒ Commercial/Industrial

3. **No. of Parcels Proposed:** one lot and one outlot

4. **No. Of Buildable Lots Proposed:** one

5. **Zoning District:** B-G District

6. **Current Owner of Property:** West Arbor First Free Methodist Church

Address: 2924 Fish Hatchery Road, Fitchburg, WI

Phone No: 608-271-1531

7. **Contact Person:** Matthew Hoglund - Quam Engineering, LLC

Email: mhoglund@quamengineering.com

Address: 4604 Siggelkow Road - Suite A McFarland, WI 53558

Phone No: 608-838-7750

8. **Submission of legal description** in electronic format (MS Word or plain-text) by email to: planning@fitchburgwi.gov

Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By: 

Matthew E. Hoglund

Owner's or Authorized Agent's Signature

Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: **Date Received:** _____

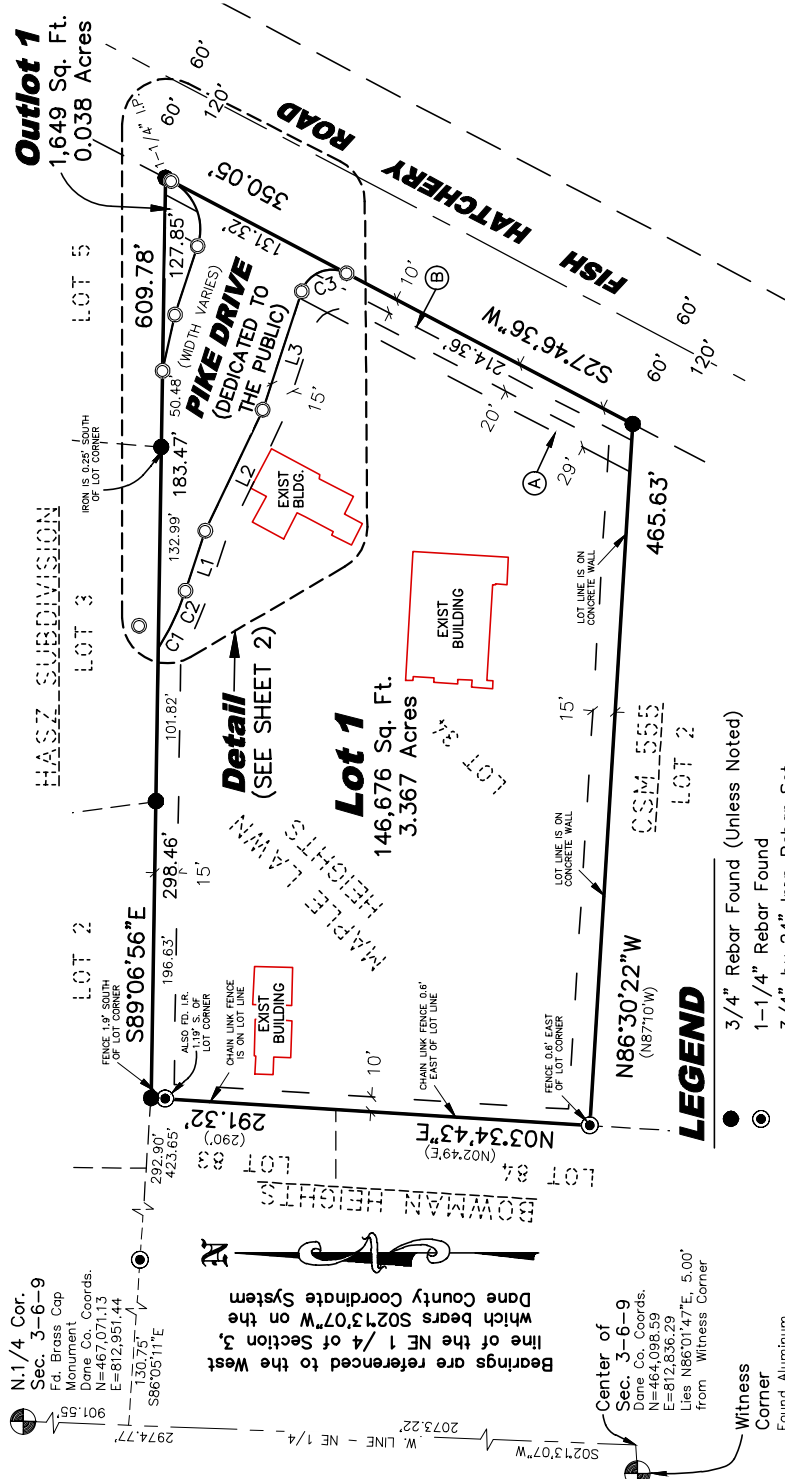
Ordinance Section No. _____ **Fee Paid:** _____

Permit Request No. _____

A part of Lot 34 of the plat of Maple Lawn Heights, recorded in the office of the Register of Deeds in Volume 5 of Plats on Page 29 as Document No. 342129 of Dane County Records, being located in the Northwest one-quarter of the Northeast one-quarter of Section 3, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, being more particularly described as follows:

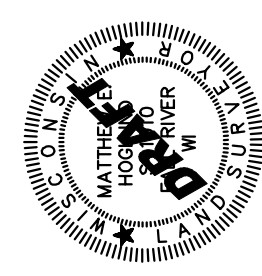
COMMENCING at the North 1/4 Corner said Section 3; thence, along the West line of said Northeast 1/4, South 02°13'07" West, 901.55 feet; thence South 86°05'11" East, 423.65 feet to the Northwest corner of said Lot 34 and the **POINT OF BEGINNING**; thence, along the North line of said Lot 34, South 89°06'56" East, 609.78 feet to the Northwesterly right-of-way line of Fish Hatchery Road; thence, along said Northwesterly right-of-way line, South 27°46'36" West, 350.05 feet to the South line of said Lot 34; thence, along the South line of said Lot 34, North 86°30'22" West, 465.63 feet to the Southwest corner of said Lot 34; thence, along the West line of said Lot 34, North 03°34'43" East, 291.32 feet to the **POINT OF BEGINNING** and being subject to any and all easements or agreements, if any, of record and/or fact.

Said parcel contains 163,010 square feet or 3.742 acres, more or less.



NOTES:

1. See Sheet 2 for Detail, Curve and Course Data Tables.
2. All buildings shown are to be removed.



LEGEND

- 3/4" Rebar Found (Unless Noted)
- 1-1/4" Rebar Found
- 3/4" by 24" Iron Rebar Set Weighing 1.5 lbs./ft.
- (46.57') Record Data (if different)
- Boundary Line
- Lot Line
- Existing R/W Line
- Existing Easement Line
- Building Setback Line

- 29' Wide Water and Sewer
- (A) Main and Laterals Easement per Doc. #1312010
- (B) 10' Wide Limited Highway Easement per Doc. #1417867

N.1/4 Cor.
Sec. 3-6-9
Ft. Brass Cap
Monument
Dane Co. Coords.
N=467,071.13
E=812,951.44
S86°05'11"E
130.75'
901.55'
2974.77'

Bearings are referenced to the West line of the NE 1/4 of Section 3, which bears S02°13'07"W on the Dane County Coordinate System

Center of Sec. 3-6-9
Dane Co. Coords.
N=464,098.59
E=812,536.29
Lies N86°01'47"E, 5.00' from Witness Corner

Witness Corner
Found Aluminum Cap Monument
Dane Co. Coords.
N=464,098.24
E=812,531.50

Owner/Subdivider:
Capitol View Hotel, LLC
Charles J. Chvala
131 W. Wilson Street
Madison, WI 53703

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

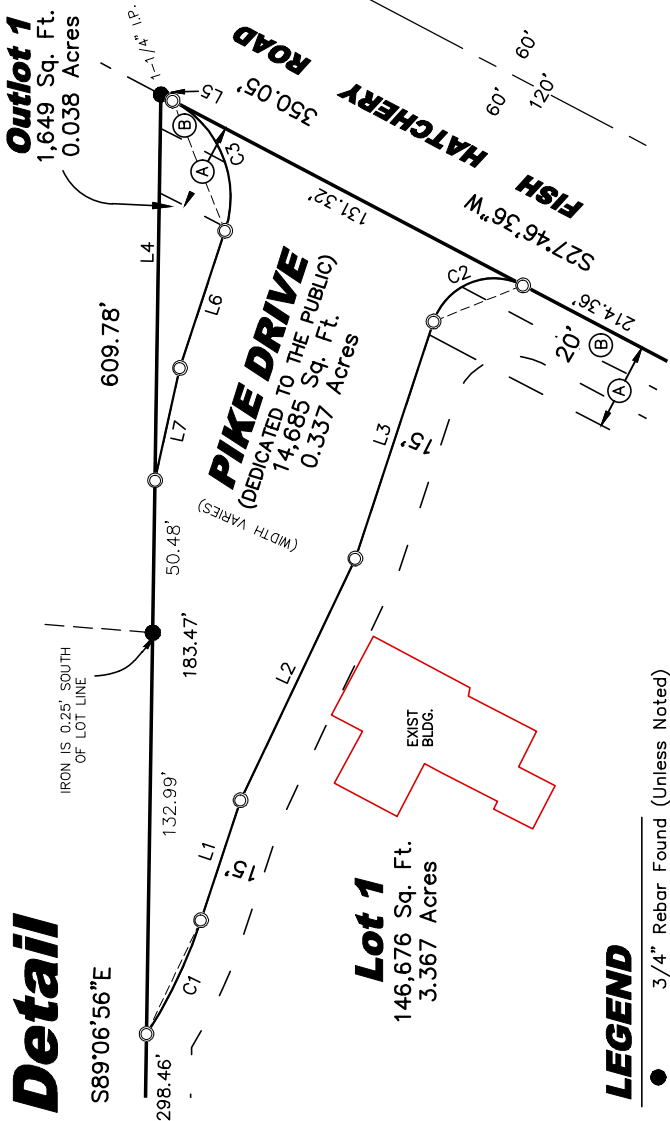
Part of Lot 34 of the Plat of Maple Lawn Heights, being located in the NW 1/4 of the NE 1/4 of Section 3, T.6N., R.9E., City of Fitchburg, Dane County, Wisconsin

**DANE COUNTY
CERTIFIED SURVEY MAP #**

Part of Lot 34 of the Plat of Maple Lawn Heights, being located in the NW 1/4 of the NE 1/4 of Section 3, T.6N., R.9E., City of Fitchburg, Dane County, Wisconsin

DANE COUNTY
CERTIFIED SURVEY MAP #

Detail



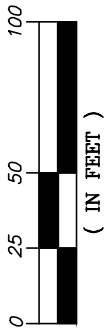
LEGEND

- 3/4" Rebar Found (Unless Noted)
- ⊙ 1-1/4" Rebar Found
- ⊙ 3/4" by 24" Iron Rebar Set Weighing 1.5 lbs./ft.
- (46.57') Record Data (if different)
- Boundary Line
- Lot Line
- Existing R/W Line
- Existing Easement Line
- Building Setback Line

NOTES:

- See Sheet 1 for overall map.
- All buildings shown are to be removed.

GRAPHIC SCALE



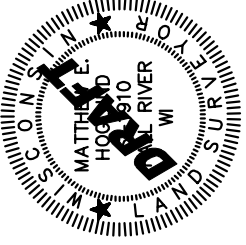
Owner/Subdivider:
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Charles J. Chvala
131 W. Wilson Street
Madison, WI 53703

CURVE DATA TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	TANGENT BEARINGS
C-1	164.00'	14°38'14"	41.90'	S64°24'32"E - 41.78'	S57°05'25"E S71°43'39"E
C-2	21.00'	99°30'15"	36.47'	S21°58'31"E - 32.06'	S71°43'39"E S27°46'36"W
C-3	36.00'	80°29'45"	50.58'	S68°01'29"W - 46.52'	S27°46'36"W N71°43'39"W

NO.	COURSE	DISTANCE
L-1	S71°43'39"E	41.89'
L-2	S64°36'09"E	88.66'
L-3	S71°43'39"E	82.65'
L-4	S89°06'56"E	127.86'
L-5	S27°46'36"W	4.37'
L-6	N71°43'39"W	47.85'
L-7	N77°31'02"W	38.13'

Bearings are referenced to the West line of the NE 1/4 of Section 3, which bears S02°13'07"W on the Dane County Coordinate System



Drawn By: MEH
Project # CP-02-15

**DANE COUNTY
CERTIFIED SURVEY MAP #**

**Part of Lot 34 of the Plat of Maple Lawn Heights, being
located in the NW 1/4 of the NE 1/4 of Section 3, T.6N.,
R.9E., City of Fitchburg, Dane County, Wisconsin**

SURVEYOR'S CERTIFICATE:

I, Matthew E. Hoglund, Registered Land Surveyor, do hereby certify to the best of my knowledge and belief that I have surveyed, divided, and mapped the following Certified Survey, being a part of Lot 34 of the plat of Maple Lawn Heights, recorded in the office of the Register of Deeds in Volume 5 of Plats on Page 29 as Document No. 342129 of Dane County Records, being located in the Northwest one-quarter of the Northeast one-quarter of Section 3, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, being more particularly described as follows:

COMMENCING at the North 1/4 Corner said Section 3; thence, along the West line of said Northeast 1/4, South 02°13'07" West, 901.55 feet; thence South 86°05'11" East, 423.65 feet to the Northwest corner of said Lot 34 and the **POINT OF BEGINNING**; thence, along the North line of said Lot 34, South 89°06'56" East, 609.78 feet to the Northwesterly right-of-way line of Fish Hatchery Road; thence, along said Northwesterly right-of-way line, South 27°46'36" West, 350.05 feet to the South line of said Lot 34; thence, along the South line of said Lot 34, North 86°30'22" West, 465.63 feet to the Southwest corner of said Lot 34; thence, along the West line of said Lot 34, North 03°34'43" East, 291.32 feet to the **POINT OF BEGINNING**.

Said parcel contains 163,010 square feet or 3.742 acres, more or less.

BEING SUBJECT TO any other easements or agreements, if any, of record and/or fact.

I further certify, to the best of my knowledge and belief, that this map is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made; that I have made such survey, land division, and map by the direction of Charles J. Chvala of Capitol View Hotel, LLC, the owner of said land; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and Chapter 24 of the City of Fitchburg Land Division Regulations in surveying, dividing, and mapping the same.

Dated this _____ day of _____, 2018.

Quam Engineering, LLC
By: Matthew E. Hoglund
P.L.S. S-1910



CITY OF FITCHBURG APPROVAL CERTIFICATE:

This Certified Survey, including any dedications shown hereon, has been duly filed with and approved by the Common Council of the City of Fitchburg, Dane County, Wisconsin.

Date: _____ Signed _____
Patti Anderson - City Clerk

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

Drawn By: MEH
Project # CP-02-15

**DANE COUNTY
CERTIFIED SURVEY MAP #**

**Part of Lot 34 of the Plat of Maple Lawn Heights, being
located in the NW 1/4 of the NE 1/4 of Section 3, T.6N.,
R.9E., City of Fitchburg, Dane County, Wisconsin**

CORPORATE OWNERS CERTIFICATE:

Capitol View Hotel, LLC, a Limited Liability Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this map. Capitol View Hotel, LLC does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Fitchburg

IN WITNESS WHEREOF, the said Capitol View Hotel, LLC has caused these presents to be signed by Charles J. Chvala, Managing Member at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____, day of _____, 20__.

In the presence of: _____
Charles J. Chvala

STATE OF WISCONSIN)
COUNTY DANE) SS

Personally came before me this ____ day of _____, 20__, Charles J. Chvala, Managing Member of the above named Limited Liability Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be Members of said Limited Liability Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____ Notary Public, _____, Wisconsin

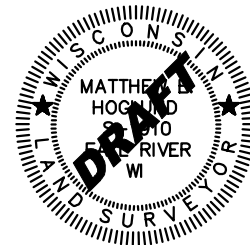
My commission expires _____.

CITY TREASURER'S CERTIFICATE:

STATE OF WISCONSIN)
COUNTY DANE) SS

I, Misty Dodge, being the duly appointed, qualified and acting City Treasurer of the City of Fitchburg, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____(date) on any of the land included in this Certified Survey Map.

Date: _____
Misty Dodge - Treasurer



C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

Drawn By: MEH
Project # CP-02-15

DANE COUNTY
CERTIFIED SURVEY MAP #

**Part of Lot 34 of the Plat of Maple Lawn Heights, being
located in the NW 1/4 of the NE 1/4 of Section 3, T.6N.,
R.9E., City of Fitchburg, Dane County, Wisconsin**

CONSENT OF CORPORATE MORTGAGEE:

Wisconsin River Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this map, and does hereby consent to the above certificate of Capitol View Hotel, LLC, owner.

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by _____, its President, and countersigned by _____, its Secretary (cashier), at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____, day of _____, 20__.

In the presence of:

_____ (Corporate Seal)

By: _____, Date: _____
President

By: _____, Date: _____
Secretary (Cashier)



STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this ____ day of _____, 20__, _____, its President, and countersigned by _____, its Secretary (cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary(cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____ Notary Public, _____, Wisconsin

My commission expires _____.

COUNTY TREASURER'S CERTIFICATE:

STATE OF WISCONSIN)
COUNTY DANE) SS

I, Adam Gallagher, being the duly elected, qualified and acting treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of _____(date) affecting the lands included in this Certified Survey Map.

Date: _____
Adam Gallagher - Treasurer

REGISTER OF DEEDS CERTIFICATE:

Received for recording this ____ day of _____, 20__, at _____ o'clock __M. and

recorded in Volume ____ of Certified Survey Maps on Pages _____

as Document No. _____.

C.S.M. No. _____

Doc. No. _____

Kristi Chlebowska, Dane County Register of Deeds

Vol. _____ Page _____